



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext. 1120 • FAX (508) 839-4602  
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**PLANNING BOARD**

**NOTICE / AGENDA  
REGULAR MEETING & PUBLIC HEARINGS  
GRAFTON PLANNING BOARD  
Conference Room A – Grafton Municipal Center  
30 Providence Road, Grafton, MA 01519  
Monday, July 11, 2016**

RECEIVED TOWN CLERK  
GRAFTON, MA  
2016 JUL 7 PM 2 28

**7:00 p.m. Regular Meeting**

**1. Public Input**

**2. Action Items**

- A. Signature of Worcester District Registry of Deeds (WDRD) forms.
- B. Request for Approval Not Required (ANR 2016-9) – 113 Adams Road – Guaranteed Builders & Developers, Inc. (Applicant) / Kathlyn Laflamme, of 112 Adams Road (Owner). Said property is shown on Grafton Assessor's Ma 32, Lot 05 and located in a Low Density Residential (R40) zoning district.
- C. Request for Determination: Bounds – “Dendee Acres” Subdivision – Charles Kady.

**3. General Business**

- A. Bills
- B. Staff Report
- C. Correspondence
- D. Meeting Minutes from Planning Board Meeting on July 1, 2016.
- E. Meeting Minutes from Planning Board Meeting on June 21, 2016.
- F. Meeting Minutes from Planning Board Meeting on June 13, 2016.
- G. Meeting Minutes from Planning Board Meeting on June 27, 2016.

**4. Discussion Item**

- A. Elmrock Estates (formally Fieldstone Farms) – Comments from the Board to the Board of Selectmen – 21 Wheeler Road – Potential 40B Project.

**5. Reports From Planning Board Representatives On Town Committees And CMRPC**

*\*\* The Board reserves the right to take agenda items out of order. \*\**

Grafton Planning Board  
Meeting Agenda  
July 11, 2016

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**6. Public Hearings**

- A. **(7:30 P.M.) Modification of a Special Permit (SP 2014-9.1) & Site Plan Approval – Borrego Solar (Applicant) / Christy Pease – Owner) – 79 Old Upton Road.** A Public Hearing to consider an application to modify the Special Permit and Site Plan Approval of a Solar Facility, specifically to request to allow for landscape modifications as well as the addition of a stone wall and screening fence, on property located at 79 Old Upton Road, on property shown as Assessor's Map 85, Lot 3.
- B. **(7:30 P.M.) Modification of a Special Permit (SP 2015-6.1) & Site Plan Approval – Request for 1 year extension to construct – Fredric & Margot Churchill (Applicant/Owner) – 114 Merriam Road.** A Public Hearing to consider an application to modify the Special Permit and Site Plan Approval for construction of a Common Driveway on property shown as Grafton Assessor's Map 59, Lot 24.
- C. **(7:30 P.M.) Modification of a Special Permit (SP 2015-13.1) – CEC Solar, LLC. (Applicant) / Robert & Karen Kell (Owner) – 207 Providence Road.** A Public Hearing to consider an application to modify the Special Permit Decision and to extend period to construct a solar energy generating facility on the property located at 207 Providence Road, shown as Grafton Assessor's Map 99, portion of Lot 10.
- D. **(7:30 P.M.) Special Permit (SP 2016-8) & Site Plan Approval – Construction of a Building Addition – R.P. Masiello, Inc. (Applicant) / Equipment Care Center of Grafton (Owner) – 88 Westboro Road.** A Public Hearing to consider an application for Special Permit and Site Plan Approval to construct a 6,375 square foot building addition, on property shown as Grafton Assessor's Map 12, Lot 12. (Cont. from 6/27/16)

**7. Any Other Items Which May Lawfully Come Before The Board**

**8. Vote To Extend Duration Of Meeting Beyond 10:00 P.M. (If Necessary)**

**9. Adjournment**